



Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

439 Beacon Point Sunrise Beach MO 65079 Camden
Street Address City Zip Code County

SOURCE OF MEASUREMENTS:

The undersigned Brokerage Firm(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("**Measurements**") has been provided from another source(s) as indicated (*Check applicable box(es) below*):

Source of Measurements Information:

☐ Prior appraisal

☐ Building Plans

☒ Assessor's Office

☒ Other Plat / Survey Doc. Hasty Surveying L.L.C Job No. 211168

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

If exact acreage or square footage is a concern, the Property should be independently measured.

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (*with respect to acreage*) and/or the Property Data Review Period (*with respect to improvements*) of the Contract.

Brokerage Firm Assisting Buyer

By (Signature) _____

Licensee Print Name: _____

Date: _____

Brokerage Firm Assisting Seller

Trophy Properties and Auction, LLC


By (Signature)  _____

Licensee Print Name: Justin Swast

Date: Apr 28, 2025

The undersigned acknowledge(s) receipt of this Disclaimer:

BUYER _____ Date _____
Print Name: _____

 Apr 29, 2025
SELLER _____ Date _____
Print Name: Paul D. Larson
REWARDS ESTATES II LLC

BUYER _____ Date _____
Print Name: _____

SELLER _____ Date _____
Print Name: _____

Approved by legal counsel for use exclusively by current members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Disclaimer, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Disclaimer be made.

Effective 1/1/19.

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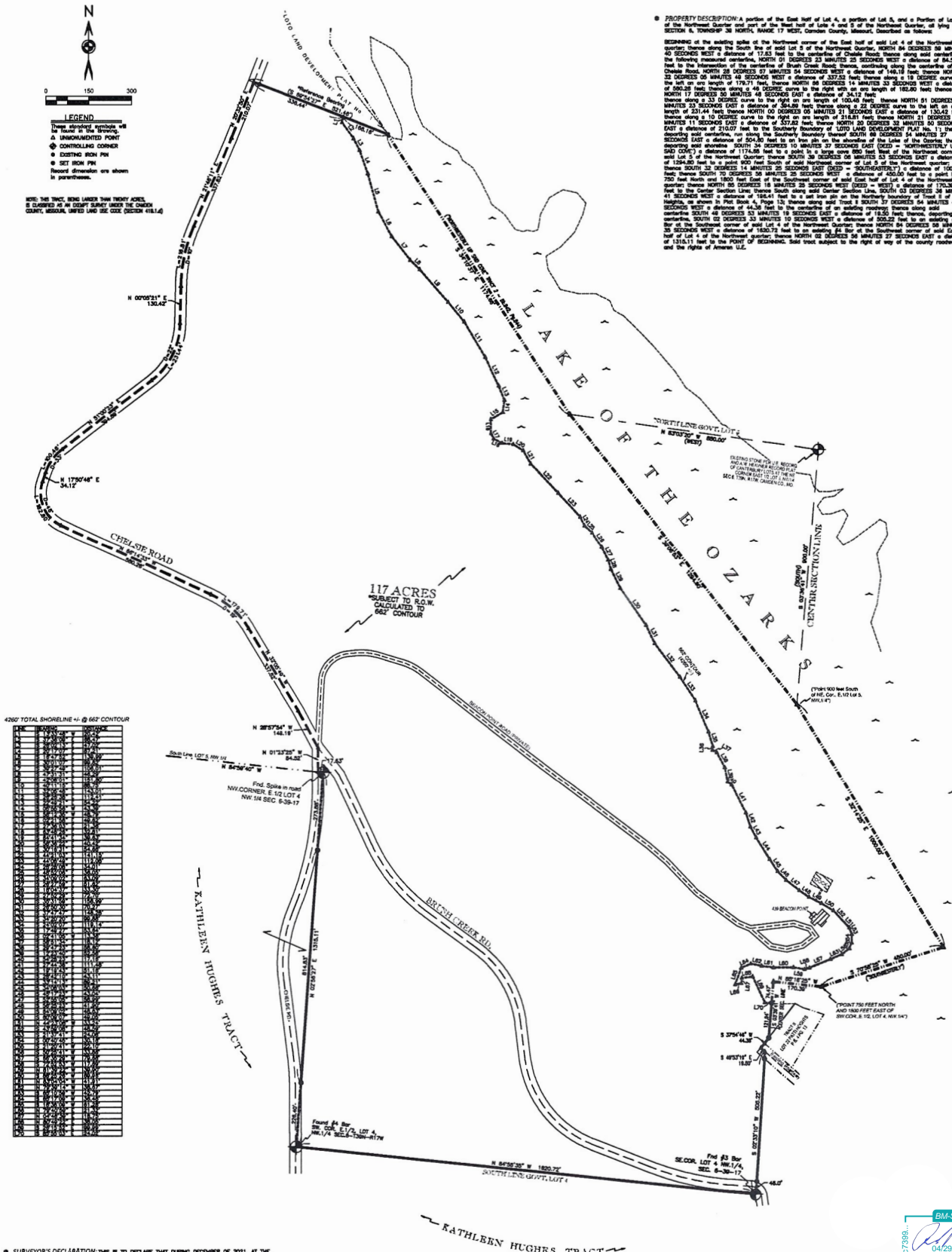
LEGEND
These standard symbols will be found in the drawing.

- ▲ UNMONUMENTED POINT
- ⊕ CONTROLLING CORNER
- DASTING IRON PIN
- SET IRON PIN

Record dimension are shown in parentheses.

NOTE: THIS TRACT, BEING LARGER THAN TWENTY ACRES,
IS CLASSIFIED AS AN EXEMPT SURVEY UNDER THE OREGON
COUNTY, MISSOURI, UNIFIED LAND USE CODE (SECTION 410.14)

• **PROPERTY DESCRIPTION:** A portion of the East Half of Lot 4, a portion of Lot 5, and a Portion of Lot 6 of the Northwest Quarter and part of the West half of Lots 4 and 5 of the Northeast Quarter, all lying within SECTION 6, TOWNSHIP 30 NORTH, RANGE 17 WEST, Canadian County, Oklahoma. Described as follows:

[illegible]

● **SURVEYOR'S DECLARATION:** THIS IS TO DECLARE THAT DURING DECEMBER OF 2021, AT THE REQUEST OF TODD BENNETT AND JAMES CLARY, ON BEHALF OF LOTO LAND DEVELOPMENT LLC, I MADE AN ORIGINAL SURVEY OF A TRACT OF LAND LYING IN SECTION 4, TOWNSHIP 14 NORTH, RANGE 17 WEST, IN CAMDEN COUNTY, MISSOURI, AND THE RESULTS OF SAID SURVEY ARE SHOWN HEREON.

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS (TYPE URMW).

THIS LAND SURVEY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, GOVERNMENTAL REGULATIONS, OR CONDITIONS OF RECORD, AND TO ALL EXISTING BOARDS, OVERHEAD POWER LINES, UNDERGROUND UTILITIES, OF RECORD OR NOT, IF THIS PLAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE. IT WAS NOT ISSUED BY THE SURVEYOR OR AT HIS DIRECTION AND MAY NOT BE USED FOR ANY OTHER PURPOSE.

BM-SIGNED BM-SIGNED

<h1 style="text-align: center;">Hasty Surveying L.L.C.</h1> <p style="text-align: center;"># CAMDEN COLLEGE RD BOX 104 CAMDEN, MO 65802 PHONE: (573) 348-2557</p>			
CHARTER MEMBER HASTY S.U.S. #201300009			
LOTO LAND DEVELOPMENT LLC	JOB NO. 2111760	PAGES 1 OF 1	DRAWN BY CLH
SECTION 8	LICENSEE SIGNATURE:		DATE: